



LAKE DON PEDRO OWNERS' ASSOCIATION
5182 Fuentes de Flores, La Grange CA 95329
(209) 852-2312 or info@ldpoa.com

EMERGENCY TELECONFERENCE MEETING
July 2, 2026 @ 1:00pm

- I. **CALL TO ORDER – *Andrea Walker, President***
Meeting called to order at 1:04pm
- II. **ROLL CALL/QUORUM – *Andrea Walker, President***
Meeting properly noticed to all Directors via email and follow up text notification; quorum established; Directors present: Walker, Cummings, Banuelos and Burritt; Directors absent: Myers. Also present Jeff Cotta – Facility Maintenance Manager. President Walker announced the Declaration of Emergency and urgency of the meeting due to the well output data; resulting in not meeting fire insurance requirements/potential compromise of the operational integrity of well/financial strain of association by cause of delay in opening.
- III. **WELL OUTPUT DATA – Facility Maintenance Manager Jeff Cotta reported the following:**
The well output was discovered before the Special Meeting held on June 30, 2026 and unrelated to the meeting agenda items. During the water tank inspection with approved vendor Rick Canepa (Canepa Well Drilling – Sonora, CA), the well output was noted at 3 gals/minute. The recommended output is 5-8 gals/minute. Due to fire risk liability and insurance requirements, it was highly recommended by Canepa that the Association conduct a full diagnostic testing of the well pump output to determine a potential cause of low pump output. The recommended 5-8 gals/minute allows for the water to be at the proper level for normal fire protection and normal operation. If unchecked, this could risk strain on the current well system; if blocked, the issue could potentially ruin the well motor. In the Facility Manager's professional opinion, if testing the well pump is delayed further, this will delay the previously approved installation of the new tanks and flushing of system in order to get the Hacienda facility back up and running and without a full diagnosis, could potentially delay the re-opening of the facility. Further, the Facility Manager reported that the \$2000 fee for diagnostic test was reasonable and avoids delay in shopping around for additional bids. Canepa is a trusted, compliant professional vendor and has been the Association Water/Well vendor for years and knows the system in and out.



Director Burritt question to Mr. Cotta as to the last time the well pump/check valve was pulled and Mr. Cotta stated it had been approximately 4-5 years ago; Burritt highly suggested to pull pump and check for issues.

Director Cummings question to Mr. Cotta as to the required gallons per minute requirement and concern that the current situation places the Association out of compliance with insurance requirements for fire protection. Mr. Cotta stated that the 3/gal per minute we are currently getting is under the required standard set for by Association insurance and appropriate fire protection.

Mr. Cotta further stated that he monitors the water tanks/well daily when he is on shift. The Association submits an annual report to the State Water Board and also produces monthly reports on the well so that the Association maintains Level 1 status. Without a full diagnosis of the well pump, the Association risks falling into a more tedious, costly Level 2 status.

As there were no further questions, President Walker dismissed Facility Maintenance Manager Cotta off the teleconference before a motion was tendered.

Based on the foregoing information, President Walker tendered the motion to move forward with the diagnostic test inspection at the cost of \$2000; motion seconded by Director Burritt; unanimous; motion carried.

The meeting was adjourned at 1:48pm

Respectfully submitted,

Shelley Cummings – Board Secretary

APPROVED BY BOARD OF DIRECTORS 7/9/26